



OUTSIDE

Low maintenance brick weave front garden with established borders, side access gate. The rear garden is low level maintenance on three levels, enclosed by brick wall and hedging. There is a double length garage with up and over doors, side personnel door and Crittle window to the side.



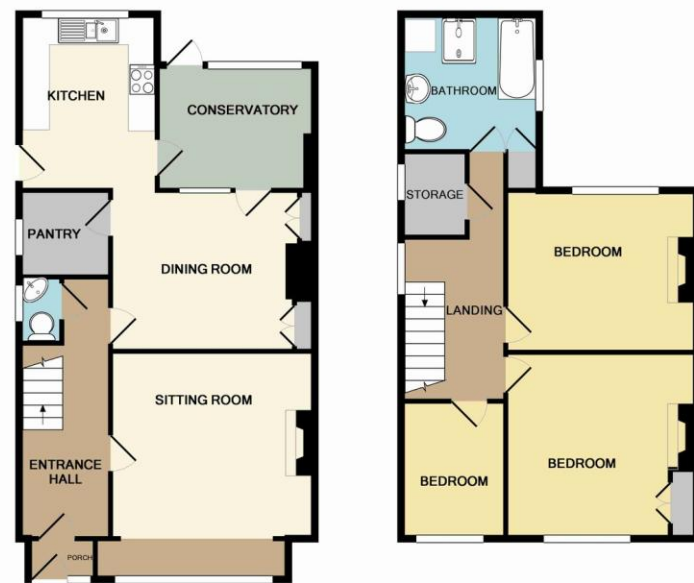
VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373

DIRECTIONS

From our office, turn right at the clock tower and then first right into Cooperative Street. At the end of the road turn right into Beeston Road and then first left in to The Avenue where the property will be found.

EPC Rating E



GROUND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

THE AVENUE SHERINGHAM NR26 8DG
TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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25 |The Avenue,| Sheringham | NR26 8DG

Guide Price £250,000

This three bedroom semi-detached house is situated in a very popular location within a short stroll to the main town centre. The property benefits from sealed glazed units throughout, gas fired central heating, three reception rooms, downstairs cloakroom and that all important garage.

- Close to the town centre
- Vacant possession
- Garage
- Summer room

The gardens are low maintenance to both the front and the rear of the property.

www.arnoldskeys.com | 01263 822373

sheringham@arnoldskeys.com
01263 822373

Aylsham 01263 738444
Cromer 01263 512026
Eaton 01603 506697
Holt 01263 713966

North Walsham 01692 402357
Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Property Description

PORCH

UPVC door and glazed window, glazed panel door to :

ENTRANCE HALL

Tiled floor, radiator, under stairs cupboard,

CLOAKROOM

Sealed glazed window to the side with obscured glazing, low level WC, corner wall hung basin, tiled splash backs.

SITTING/DINING ROOM

15' 4" x 13' 4" (4.67m x 4.06m) Double glazed window to the front aspect, feature Victorian fire place with inset tiles and wood surround, radiator, television point.



DINING ROOM

13' 4" x 10' 4" (4.06m x 3.15m) Single glazed window and part glazed door to summer room, Radiator.

SUN ROOM

10' x 8' (3.05m x 2.44m) UPVC double glazed window and door to the rear aspect, polycarbonate roof, television point, power and lighting, door to:

KITCHEN

11' 3" x 9' (3.43m x 2.74m) Double glazed window to the rear aspect, UPVC part glazed door to the side, combination of wall and base units with laminated work surfaces and tiled splash backs, 1,1/2 bowl composite sink, plumbing for automatic washing machine, plumbing for dishwasher, space for electric cooker , recirculating hood , radiator, wall hung gas fired boiler.

PANTRY

6' x 5' 6" (1.83m x 1.68m) Double glazed window to the side aspect with obscured glazing, tiled floor, shelving.

LANDING

Double glazed window to the side aspect with obscured glazing, radiator.

BEDROOM 1

12' x 12' 3" (3.66m x 3.73m) Double glazed window to the front aspect, Victorian fire place, built in wardrobes, radiator

BEDROOM

10' 4" x 12' 3" (3.15m x 3.73m) Double glazed window to rear aspect , Victorian fire place, radiator.

BEDROOM 3

7' x 7' (2.13m x 2.13m) Double glazed window to the front aspect, radiator.

BOX ROOM

4' x 5' 6" (1.22m x 1.68m) Double glazed window to the side aspect.

BATHROOM

Double glazed window to the side aspect with obscured glazing, bath, shower cubicle with electric Mira shower, wash hand basin on a pedestal, close coupled WC, part tiled, radiator, loft access, airing cupboard housing hot water cylinder, and slatted shelving,

